



Leetes Lane, Little Eversden, Cambridge, CB23 1HH
Freehold

rah.co.uk
01223 323130

A TRULY STUNNING BRAND NEW DETACHED SINGLE STOREY SWELLING, STYLISHLY DESIGNED AND FINISHED TO EXACTING HIGH-END STANDARDS, ENJOYING A TRANQUIL POSITION BACKING ONTO FIELDS IN THIS HIGHLY REGARDED VILLAGE.

- New-build detached property • 1900 sqft / 176 sqm • 4 beds, 3 baths, 2 recepts • Air source heat pump •
- Driveway parking • Bespoke handcrafted contemporary kitchen in oak • Velfac windows and doors •
- High specification throughout • EPC - predicted "B" rating • Solar (PV) energy panels to roof •

A truly unique and individual home with a contemporary aesthetic, serving as a positive exemplar for rural architecture in the village. Meticulously crafted and finished to a particularly high specification throughout, carefully chosen materials have been used with fine, considered detailing. Modern functionality is cleverly blended with timeless elegance, whilst natural light and sense of space is achieved from floor-to-ceiling glazing and high ceilings. A refined taste is evident throughout, resulting in an understated, elegant and calming environment in which to call home.

Situated on a quiet no-through road and backing onto fields, the property offers accommodation arranged over one floor, extending to 1,900 sqft (176 sqm). Crafted as a single-story dwelling, the design supports accessibility whilst the orientation ensures that key rooms enjoy panoramic views, capitalizing on natural light and heat. The needs of modern family living have been carefully woven into the layout, including a superb open-plan kitchen/dining/family room, separate living room, four generous double bedrooms and three bathrooms; catering for multigenerational living or evolving family needs. Abundant natural light floods through the property and large bi-fold doors provides outdoors-in living and a connection to the outside space.

The open-plan kitchen/dining/family room is the real hub of the home, offering exceptional space in which to cook, dine, gather as a family and socialize. The kitchen itself is a fine example of craftsmanship at its best, with artisanal details and tactile high-end finishes. Beautiful design is paired with integrated Siemens appliances, Fisher & Paykel French door fridge/freezer, and a large breakfast island unit. The dining area is adjacent large picture windows overlooking the garden, and an ample family area provides sitting space with bi-folds out to the garden; offering a sense of the outdoors-in. A generous separate living room to the front of the property provides a balance to the open-plan layout and allows privacy to retreat from the family hubbub.

There are four generous double bedrooms; two of which benefit from beautifully appointed en-suite bathrooms, plus a luxuriously fitted family bathroom. Off the kitchen/dining/family room there is a thoughtfully fitted utility room including a range of fitted storage together with Siemens washing machine and separate dryer. A light and spacious entrance hall seamlessly connects the home and is a welcoming transition zone.

Outside, a large patio provides generous space for outdoor dining and entertaining whilst steps up lead you to the wrap-around lawned area. Mature hedging provides an established feel to the plot and the garden is private, with fields beyond to the rear. There is gated side access and to the front of the property there is off-road parking for two vehicles.

The property benefits from a 10-year ICW Warranty.

LOCATION

Little Eversden is located about 7 miles to the south-west of Cambridge, surrounded by undulating countryside. There is easy access to the M11 at Junction 12 to the north-east and to the fast rail service to London King's Cross from Royston mainline station, approximately 10 miles to the south. Village facilities include a doctor's surgery, and a local pub/restaurant. The nearby village of Comberton has primary schooling and a highly regarded village college and sixth form, along with a large Co-op store for groceries and household supplies.

TENURE

Freehold

FIXTURES AND FITTINGS

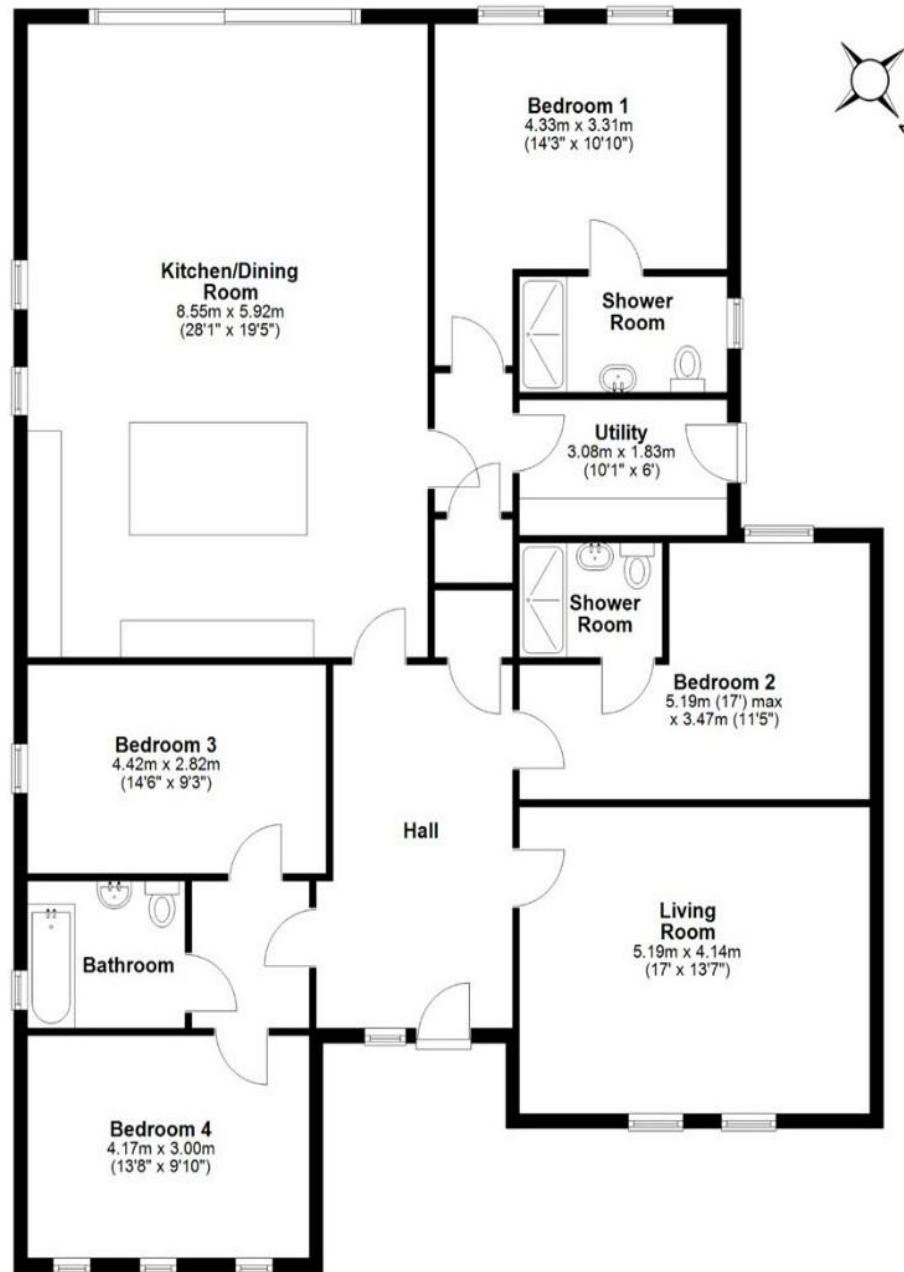
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.
Contact our New Homes team on 01223 800860 / newhomes@rah.co.uk

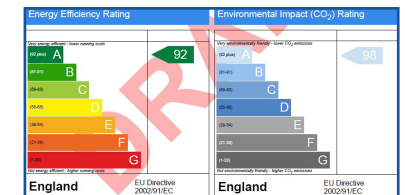






Approx. gross internal floor area
176 sqm (1900 sqft)

Predicted Energy Assessment (PEA):



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.





SPECIFICATION

CONSTRUCTION AND EXTERNAL FINISHES

- Traditional cavity construction (Block/Brickwork)
- Sedum roof system (Sedum/Grey membrane)
- Zinc cladding and downpipes (Anthracite)
- Velfac contemporary front door - stainless steel hardware
- Velfac double glazed windows - aluminium/timber (Anthracite/timber)
- Express bifolding doors XP Glide 20mm sliding exterior doors (Anthracite)

KITCHEN FITTING

- Bespoke contemporary kitchen units (Oak)
- Silestone work surfaces to hob side and island
- Granite composite sink with designer umbrella mixer tap
- Siemens IQ500 Integrated single oven - electric (Black)
- Siemens IQ500 Integrated combination microwave oven/Hot air - Electric (Black)
- Siemens IQ500 Induction hob 80cm - electric (Black)
- Faber Inca Lux integrated extractor hood
- Fisher & Paykel French door fridge/freezer 90cm 569L with ice & water
- Siemens IQ500 integrated dishwasher
- Siemens IQ500 60cm wine cooler
- Oak timber flooring

UTILITY FITTING

- Bespoke contemporary utility units (Oak)
- Silestone work surfaces
- Single stainless steel sink with contemporary mixer tap
- Siemens IQ500 freestanding washing machine 9kg
- Siemens IQ500 freestanding tumble dryer heat pump 9kg
- Tiled floor

HEATING, WATER AND VENTILATION SYSTEM

- Underfloor heating to ground floor with independent zoned thermostats
- Ladder style towel rails to bathrooms
- Mitsubishi EcoDan air source heat pump
- Mechanical extract ventilation system
- Studio 2 Stove 8.5kw with Brazilian riven slate hearth
- Outside tap

BATHROOM, EN-SUITES AND CLOAKROOMS

- Contemporary white sanitary ware with vanity storage units
- Chrome mixer taps and shower fittings
- Heated chrome towel rails
- Tiled floor
- Tiled bath/shower walls

ELECTRICAL

- Television points to reception rooms and bedrooms
- Power sockets with media ports to bedrooms
- LED down lighters to kitchen, living/dining rooms and bathrooms
- External lights to front/side/rear
- Wired smoke alarms
- Solar (PV) energy panels to roof
- EV charger

WARRANTY

10 year ICW structural warranty



